

**TOWN PLAN AND ZONING
COMMISSION**

ITEM NO. 21
FILE NO. 780

April 14, 2016

Mr. Bill Carone
Facilities, Ground Manager
University of Saint Joseph
1678 Asylum Avenue
West Hartford, CT 06117

RECEIVED

APR 18 2016

**TOWN COUNCIL OFFICE
West Hartford, CT**

SUBJECT: 1678 Asylum Avenue- SUP #1286

Dear Mr. Carone:

At its regular meeting of, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

1678 Asylum Avenue (University of Saint Joseph) – Application (SUP #1286) of the University of Saint Joseph (Bill Carone, Grounds Manager, Facilities Department) seeking a Special Use Permit to construct a temporary practice soccer field at the northeast corner of the University's property, along Albany Avenue and adjacent to the Saint Mary Home. The field will be unlit and used between the hours of 8am and 8pm. A black vinyl chain link fence along three (3) sides (north, south, and east) of the field is proposed.

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (3-0)** (Motion/Ahern; Second/O'Donnell) to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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2. Consistent with Section 177-42A (5b) of the West Hartford Code of Ordinances, the Commission approves the temporary duration of the requested use for a period not exceed two (2) years from the effective date of this approval.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A fifty-eight dollar (\$58) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is April 23, 2016.

If you have questions, please feel free to call the Planning Staff at 860.561.7555.

Sincerely,



Kevin Prestage
Chairman TPZ/IWWA

Cc: Ron Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Tim Mikloiche, Supervisor of Inspections
Subject TPZ File

File:U/SharedDoc/TPZ/decisionletters/2016AsylumAve1678_SUP#1286_Approval

**TOWN PLAN AND ZONING
COMMISSION**

April 14, 2016

Mr. Robert Swain
1678 Asylum Avenue
West Hartford, CT 06117

SUBJECT: 1678 Asylum Avenue- SUP #1287

RECEIVED

APR 18 2016

**TOWN COUNCIL OFFICE
West Hartford, CT**

Dear Mr. Swain:

At its regular meeting of, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

1678 Asylum Avenue (University of Saint Joseph) – Application (SUP #1287) of the University of Saint Joseph (University of Saint Joseph/Robert Swain, Principal Architect) seeking Special Use Permit approval to construct a one-story addition to an existing classroom/office building on the USJ campus. The applicant is proposing to renovate approximately 6,330 s.f. of the first floor of Lourdes Hall and to construct an approximately 4,760 s.f. addition to the east side of Lourdes Hall for a new classroom and lab. Lourdes Hall is located on the campus quadrangle. (Submitted for TPZ receipt on February 1, 2016. Required public hearing scheduled for March 7, 2016; due to the lack of a quorum public hearing adjourned to April 4, 2016.)

After a review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the TPZ acted by **unanimous vote (3-0)** (Motion/Ahern; Second/O'Donnell) to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



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If you have questions, please feel free to call the Planning Staff at 860.561.7555.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Prestage', with a stylized, flowing script.

Kevin Prestage
Chairman TPZ/IWWA

Cc: Ron Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Tim Mikloiche, Supervisor of Inspections
Subject TPZ File

File:U/SharedDoc/TPZ/decisionletters/2016/AsylumAvenue1678_SUP#1287_Approval

**TOWN PLAN AND ZONING
COMMISSION**

INTEROFFICE MAIL

May 11, 2016

Mr. Marc Blanchard
Town of West Hartford
Human and Leisure Services Department
50 South Main Street
West Hartford, CT 06107

RECEIVED

MAY 11 2016

SUBJECT: 1700 Asylum Avenue- SUP # 1062-R4-16

Dear Mr. Blanchard:

**TOWN COUNCIL OFFICE
West Hartford, CT**

At its regular meeting of May 2, 2016, the West Hartford Town Plan and Zoning Commission gave consideration to the following item:

1700 Asylum Avenue (Town of West Hartford)- Application (SUP # 1062-R4-16) of the Town of West Hartford (Marc Blanchard, Human and Leisure Services Department), seeking approval for a Special Use Permit to install four (4) permanent athletic field light structures at the little league field located the furthest from the intersection of Asylum Avenue and Trout Brook Drive. Lighting is programmed to shut off automatically at 9:30 p.m. with security lighting remaining on and automatically shutting off at 10:00 p.m.)

The TPZ acted by **unanimous vote (5-0)** (Motion/Seder; Second/Prestage) (Gillette seated for Freeman) to **APPROVE** the subject application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. The applicant shall comply with the operational restrictions for lighting and sound submitted as part of the application.
3. Pursuant to West Hartford Code of Ordinances Section 177-42A(8), the applicant shall return to the TPZ after one full season of operation of the lights or by May of 2018 whichever is sooner for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified



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You should now contact the Planning Staff to discuss the submission requirements for your plans. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is May 20, 2016.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Essie Labrot, Town Clerk
Subject File

Mark McGovern, Director of Community Services
Todd Dumais, Town Planner
Duane Martin, Town Engineer

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TOWN PLAN AND ZONING
COMMISSION

RECEIVED

MAY 11 2016

INTEROFFICE MAIL

May 11, 2016

TOWN COUNCIL OFFICE
West Hartford, CT

Robert Palmer
Town of West Hartford
50 South Main Street
West Hartford, CT 06107

SUBJECT: 35 Barksdale Road- SUP #1291

Dear Mr. Palmer:

At its regular meeting of Monday, May 2, 2016, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

35 Barksdale Road (Town of West Hartford)- Application (SUP #1291) of the Town of West Hartford (Robert Palmer, Plant and Facilities Services) seeking approval for a Special Use Permit to install a 28-foot by 28-foot shade structure at the Norfeldt Elementary School. The area is now utilized as a community gathering and instructional place and is adjacent to the school's outdoor garden area.

The TPZ acted by **unanimous vote (5-0)** (Motion/Prestage; Second/Seder) (O'Donnell seated for Freeman) to **APPROVE** the subject application. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.

You should now contact the Planning Staff to discuss the submission requirements for your plans. The TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is May 20, 2016.



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Sincerely,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager Mark McGovern, Director of Community Services
 Joseph O'Brien, Corporation Counsel Duane Martin, Town Engineer
 Essie Labrot, Town Clerk Todd Dumais, Town Planner
 Subject File

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